



City Of Albuquerque

APPLICATION FOR SPECIAL EXCEPTION

Office of the Zoning Hearing Examiner

505.768.4503

APPLICATION INFORMATION-PLEASE PRINT

CONTACT DATA: PROFESSIONAL / AGENT NAME (FIRST, LAST) JACOB WERENKO

MAILING ADDRESS PO Box 82324

CITY ALBUQUERQUE STATE NM ZIP CODE 87198

Email: jacob.werenko@gmail.com

APPLICANT DATA: OWNER NAME (FIRST, LAST-IF ANY) JACOB WERENKO & CHAD WERENKO

MAILING ADDRESS PO Box 82324

CITY ALBUQUERQUE STATE NM ZIP CODE 87198

Email: jacob.werenko@gmail.com

TELEPHONE (INCLUDE AREA CODE)

(H) _____

(W) _____

(C) 505-450-8594

(H) _____

(W) 505-450-8594

(C) 505-720-6324

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

STREET ADDRESS OF SPECIAL EXCEPTION 510 IRON AVE SW ZIP CODE 87102

LOT(S) LOT 6 TRACT(S) _____ BLOCK(S) 1

SUBDIVISION / ADDITION / MRGCD MAP NO. ATLANTIC PACIFIC ADDN

UNIFORM PROPERTY CODE 101405 708624 932 947

CRITERIA FOR DECISION-

I have been given the Criteria for Decision requirements.

Initial Here

JW

EXPLANATION OF REQUEST-

On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision Requirements.

DRAWINGS OF REQUEST-

ATTACH THREE (3) COPIES. Please follow instructions on the back of this form and attach the appropriate drawings.

ACKNOWLEDGEMENT-

I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case

SIGNATURE Jacob Werenko

DATE July 12 2012

ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY

2012030207

Category Code 900

Permit Number: _____

PROJECT #: 101405 708624 932 947

APPLICATION #: 12ZHE80207

APPLICATION FOR: (CHECK AS APPROPRIATE)

- ☐ (ZHE01) Conditional Use
☐ (ZHE02) Expansion of a NonConforming Use
☐ (ZHE03) NonConforming Use / Status Established Building

☐ (ZHE04) Variance:

- ☐ Distance ☐ Setback
☐ Height ☐ Parking
☐ Size ☐ Other

SECTION NO. 14-16-2-9(A)(1)(d) REFERENCE SECTION NO. pg. 71 BARCLAS

(LEGAL AD) ACTION DESCRIPTION A Conditional USE TO ALLOW permissive USES IN THE RT ZONE FOR A proposed 2nd DRILLING UNIT

SECTOR DEVELOPMENT AREA: BARCLAS

ZONED: SU-2 R-1 ZONE MAP PAGE: K-14 NO. OF SIGNS ISSUED: 1

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION 510 IRON AVE SW

DATE OF PUBLIC HEARING 8-21-12

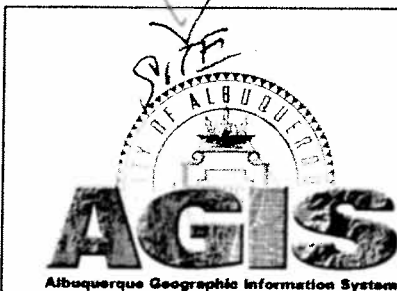
APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) [Signature]

DATE 7/10/12

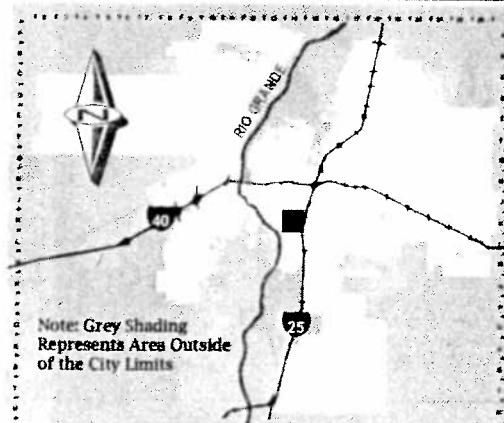
(APN) 441018/4926000 \$35.00
 (CMP) 441032/3416000 \$10.00
 (ZHE) 441006/3916000 \$100.00
 FEE: \$145.00



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010



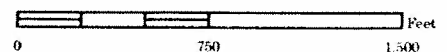
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contour
- Wall Overlay Zone



July 12, 2012

Re: Conditional Use Exception Request

UPC# 101405708624932947

510 Iron Ave. SW

To whom it may concern:

In an attempt to increase the density of the downtown neighborhood of Barelas, and in following with the Barelas Sector Development Plan (BSDP), I am requesting a special exception to convert my SU2-R1 lot to allow 2 dwelling units. My desire is summed up nicely in the BSDP . "Allowing accessory dwellings on a lot with a single family home can provide on-site housing for a family member or provide a source of income that makes the home affordable to the owner." [BSDP 2008, p69] I currently own a property that has an original railroad era home on the front that I would like to rehab/restore. Unfortunately there is a series of additions on the back of the original home that are severely dilapidated. I would like to remove the dilapidated portion, rehab the original section, and construct a separate structure on the back of the alley as a home for myself. I believe that the proposal will not be injurious to the adjacent property, neighborhood, or community. It also will not be significantly damaged by surrounding structures or activities. Beyond not being injurious, I feel that by restoring the home to its original look and floor plan the personality of the neighborhood will be preserved.

In further support of my proposal the BSDP specifically calls out to "allow for accessory dwelling units (granny flats") on single family home lots." [BSDP 2008, p53]

In summation, I believe that this project will follow exactly what the Barelas Sector development Plan is calling for, and in so doing will be of benefit to the community.

Thank you,

Jacob Werenko

(Note: Additions and amendments to zoning from the 1993 Plan are written in *italics*).

For all zones, the General Provisions of the City Zoning Code and all other provisions of the code that are common to all districts will apply. Of particular relevance to the nonconforming lots is §14-16-3-4, regulations for non-conforming lot size:

"D. **Non-conforming Lot Size.** A lot which has less area or width than required by the zone applied to the lot may be used without a variance as a separate lot occupied by a use permitted in that zone if:

1. The lot was legally created and placed on the records of the County, complying with any zoning and subdivision standards and procedures then applicable; and
2. The use and structure are permitted or are legally nonconforming, or if it is a new use or new construction, which is the use which most nearly meets lot area and width requirements."

SU-2/R-1

The SU-2/R-1 Zone corresponds to the R-1 Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exceptions:

- Conditional Uses.** Uses permissive in the R-T Zone are added.
- Lot Size.**
 1. For lots with vehicle access from the street or alley, minimum lot width shall be 25 feet per dwelling unit; minimum lot area is 2,500 square feet.

C. Setback

1. There shall be a front yard setback of not less than 10 feet except setback for a garage or carport shall be not less than 20 feet.
2. **Side Yard Setback**
 - a. For lots of 40 feet or greater in width, the side yard setback shall be as required in the R-1 zone.
 - b. For lots of less than 40 feet in width, the side yard setback shall be not less than three feet or the setback required for adequate spacing between buildings as required by the International Building Code.

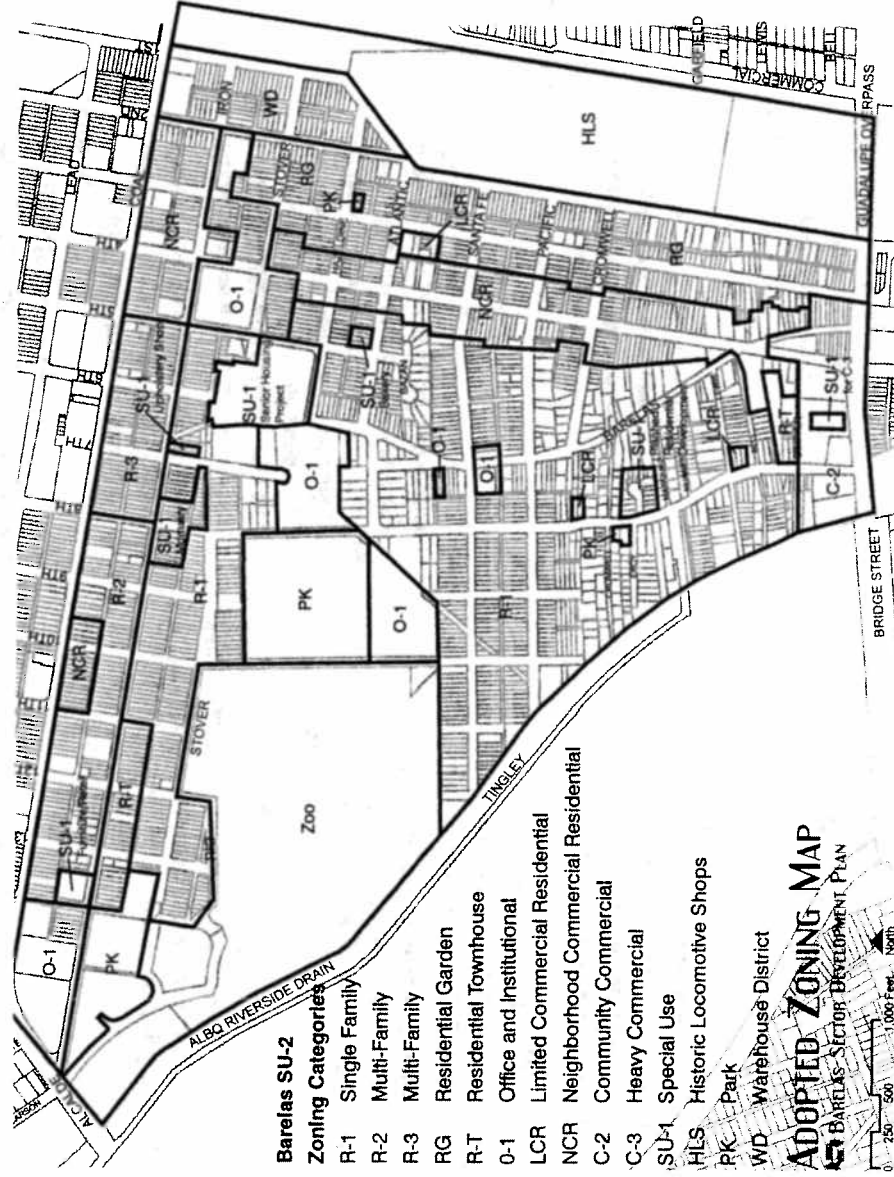


Figure 36. Adopted Zoning Map

§ 14-16-2-9 R-T RESIDENTIAL ZONE.

This zone provides suitable sites for houses, townhouses, and uses incidental thereto in the Established and Central Urban areas.

(A) Permissive Uses.

- (1) Uses permissive in the R-1 zone, except:
 - (a) Agricultural animal keeping (see § 14-16-2-6(A)(2)(b)) is not permitted;
 - (b) Front yard parking of recreational vehicles (§ 14-16-2-6(A)(2)(h)3.) is not permitted;
 - (c) Hobby breeders (see § 14-16-2-6(A)(2)(k)) are not permitted; and
 - (d) Houses are not limited to one per lot.

(2) Townhouses.**(B) Conditional Uses.** Uses conditional in the R-1 zone.**(C) Height.** Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.**(D) Lot Size.**

- (1) For a townhouse, except as provided in division (2) below, minimum lot area shall be 2,200 square feet per dwelling unit; minimum lot width shall be 22 feet per dwelling unit.
- (2) For a townhouse in a Family Housing Development or for a townhouse with vehicle access only to the rear yard from an alley, minimum lot area shall be 1,760 square feet; minimum lot width shall be 18 feet.
- (3) For a house, except as provided in division (4) below, minimum lot area shall be 3,600 square feet per dwelling unit; minimum lot width shall be 36 feet.
- (4) For a house in a Family Housing Development or for a house with vehicle access only to the rear yard from an alley or for a lot with a detached garage located in the rear yard and accessed by a driveway with a maximum width of 12 feet in the front yard and in the side yard abutting the side of the dwelling, minimum lot area shall be 2,880 square feet; minimum lot width shall be 29 feet.

(E) Setback.

- (1) There shall be a front-yard setback of not less than 15 feet except driveways shall be not less than 20 feet long.
- (2) For lots created after January 1, 2005 and for lots granted conditional use approval, if one of the following conditions is met, then there shall be a front yard setback of not less than 10 feet:
 - (a) Vehicle access is only to the rear yard from an alley, or

ZONE GRID

No Features found.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101405708624932947	SALAS ANGIE G	126 50TH NW	ALBUQUERQUE	NM	87105	R	A1AM	* 006 T ATLANTIC X PACII

ZONING

Rec	ZONING	DESCRIPTION
1	SU-2	R-1

ZONE GRID

Rec	ZONE ATLAS GRID
1	K14

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	510	IRON	AV	SW	6	T	ATLANTIC & PACIFIC ADDN	ABQ146813

ZONE GRID

No Features found.

ZONE GRID

No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME
1	BARELAS	R

SECTOR PLANS

Rec	SECTOR PLAN NAME
1	BARELAS

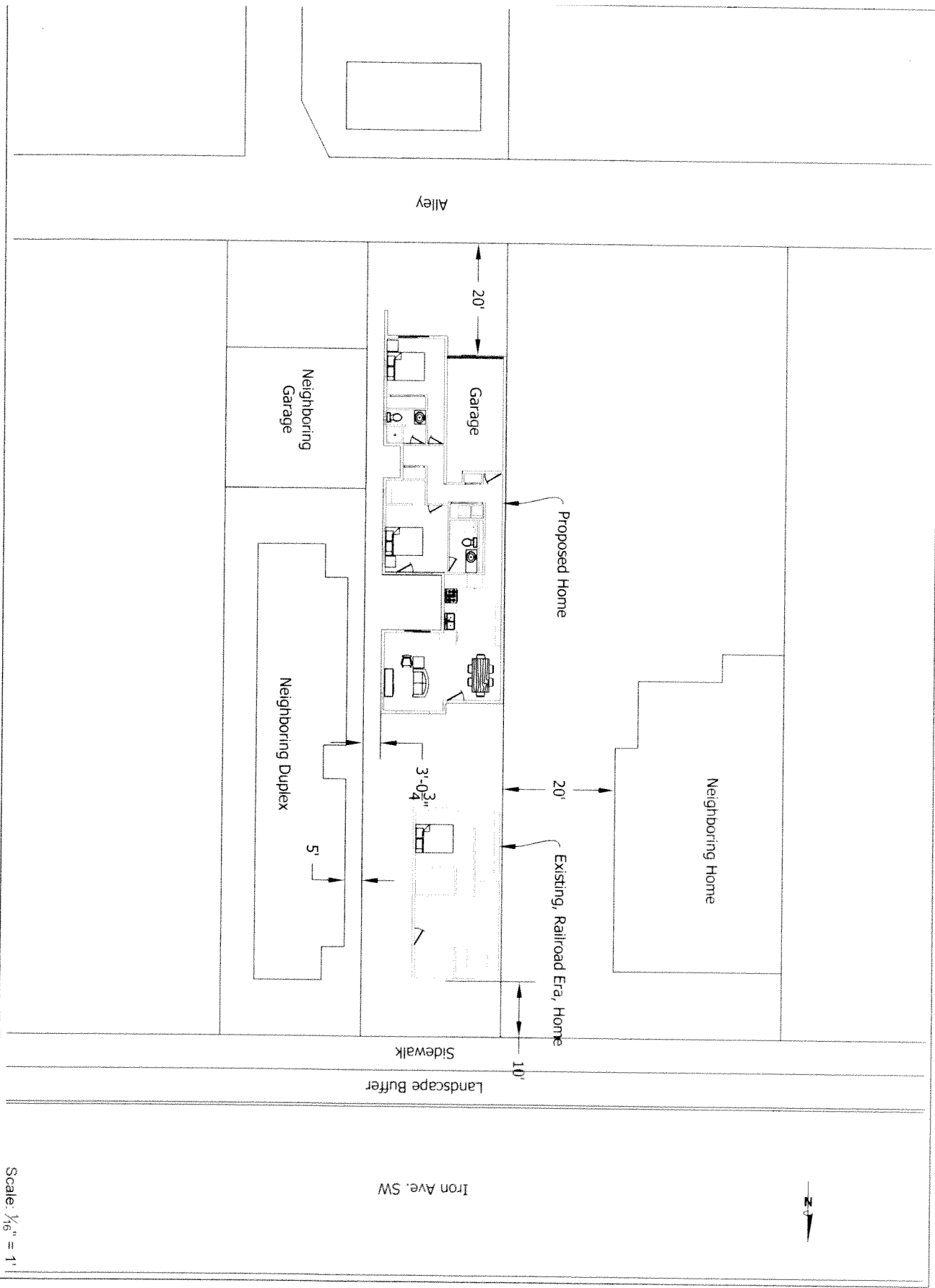
COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	Debbie O'Malley	2

ZIPCODES

Rec	ZIPCODE
1	87102

MORATORIUM



formations, LLC

po box 82324
albuquerque, nm 87198
505/450.8594

RESTORATION AND ZONING CHANGE PROPOSAL

510 Iron Ave. SW
Albuquerque, NM 87102

Sheet:
Lot Plan
1 of 1

Date:
July 12, 2012